

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

22nd November 2022

To Members of the Planning and Highways Committee

Councillors: Jane Lay, David Major, Robin Powell, Owen Roe, Jon Tankard (Chairman), John Wyatt, Roxanne Yau.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 30th November 2022 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Isabel Montesdeoca

Chief Officer and Clerk to the Council

Prior to the meeting at 7:30 pm, Chris Andrews (Ralph Trustees) and Neil Westwick (Lichfields) will talk through the proposals submitted for a Film Hub and associated uses of land at the Langleybury Estate on behalf of Ralph Trustees Limited and answer any questions members may have. Please plan to arrive prior to 7:00 pm if you would like to attend this session.

AGENDA

1. Apologies for Absence
To receive and accept apologies for absence.
2. Declarations of Interest
To receive declarations of interest in items on the agenda.
3. Public Participation
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. To confirm the Minutes of the Meetings held on
28th September and 19th October (previously circulated)
5. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1.
6. Planning Applications as received from Three Rivers District Council
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
7. Highways and Transport Matters
To note the following road closures and restrictions within the parish as listed in Appendix C1.

8. License Applications as received from Three Rivers District Council

To consider following license application:

- i. 22/00822/LAPL01 - La Banq, 38 High Street Abbots Langley Hertfordshire WD5 0AR
Premises Licence New Application

Details can be found online at <https://www3.threerivers.gov.uk/online-applications/search.do?action=simple&searchType=LicencingApplication> and entering the application reference number as above. Deadline for comments is 7th December 2022.

^[1] *Committee members only, other members on request*

<https://alpcouncil.sharepoint.com/sites/ALPCBudgetsMeetingsPlanning/Shared Documents/ALPC Planning/ALPC Planning 2022-2023/2022-11-02/ALPC-Planning-Agenda-2022-11-02.docx>

Appendix A1

1. 22/1599/FUL ALPC meeting 31/08/2022

45 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Construction of dropped kerb, new vehicular crossover and driveway with associated landscaping works including retaining walls and steps..

ALPC Comment: Members request more information be provided on the planned method of support of the cutaway on the grass verge. Members also noted the preapplication advice received and request validation the full suite of advice has been adopted into the submitted plans.

TRDC Decision: approved

Reason:
2. 22/1605/FUL ALPC meeting 28/09/2022

The Old Maltings High Street Abbots Langley Hertfordshire WD5 0AR - Demolition of existing front porch and construction of new front porch; construction of cabin and relocation of shed; installation of new gates, new gable wall and mid- plate; provision of render to existing concrete block wall..

ALPC Comment: Members are concerned about the proposed location of the shed. Given the main house is a historic building, the proposed location of the shed would dominate the street view of the property. Members also found it hard to determine which was the application site on the plans submitted and request the plan be updated to more narrowly indicate the area being developed.

TRDC Decision: approved

Reason:
3. 22/1606/LBC ALPC meeting 28/09/2022

The Old Maltings High Street Abbots Langley Hertfordshire WD5 0AR - Listed Building Consent: Demolition of existing front porch and construction of new front porch; construction of cabin and relocation of shed; installation of new gates, new gable wall and mid- plate; provision of render to existing concrete block wall; opening of fireplace.

ALPC Comment: Members appreciate this is a listed property in close proximity to other listed buildings and therefore request the Conservation Officer's view on the proposed design.

TRDC Decision: approved

Reason:
4. 22/1754/FUL ALPC meeting 19/10/2022

31 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of part single storey, part two storey side/rear extension..

ALPC Comment: No objection

TRDC Decision: approved

Reason:
5. 22/1579/FUL ALPC meeting 19/10/2022

21 Fraser Crescent Abbots Langley Watford Hertfordshire WD25 0BF - Conversion of garage into habitable accommodation including installation of solar panels..

ALPC Comment: No objection

TRDC Decision: approved

Reason:
6. 22/1713/FUL ALPC meeting 19/10/2022

Planning applications decided by Three Rivers District Council
Reported on 30th November 2022

Appendix A1

2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Two storey side extension, conversion of garage to habitable accommodation, front porch extension and internal alterations.

ALPC Comment: Members feel the scale of the proposed development would be overdevelopment of the existing property, would be too close to the property boundary, and would be overbearing to neighbouring properties.

TRDC Decision: withdrawn

Reason:

7. 22/1710/FUL

ALPC meeting 19/10/2022

2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey front/side extension including conversion of garage to habitable accommodation and front porch..

ALPC Comment: Members feel the scale of the proposed development would be overdevelopment of the existing property, would be too close to the property boundary, and would be overbearing to neighbouring properties.

TRDC Decision: approved

Reason:

Planning applications to be considered on 30th November 2022

Appendix B1

1. 22/1916/FUL Valid date: 27/10/2022
Wisteria Cottage Langleybury Fields Langleybury Hertfordshire WD4 8RP - Construction of single storey rear extension and conversion of garage into habitable accommodation with rear rooflights.
2. 22/1954/FUL Valid date: 27/10/2022
33 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Demolition of existing conservatory and construction of single storey rear extension.
3. 22/1996/FUL Valid date: 26/10/2022
95 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of single storey rear infill extension.
4. 22/1692/FUL Valid date: 11/10/2022
30 Woodlands Road And Poultry Farm Nash Mills Hertfordshire HP3 8RZ - Demolition of existing buildings within the Poultry Farm and construction of 37 dwellings with associated residential curtilages, open space, landscaping, access and car parking.
5. 22/1689/FUL Valid date: 28/10/2022
57 And 59 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EE - Erection of two, two storey detached residential dwellings including accommodation in the roofspace served by rooflights, provision of new vehicular access to Creasy Close, associated car parking and amenity space on land to the rear of 57 and 59 Tibbs Hill Road..
6. 22/1988/FUL Valid date: 26/10/2022
47 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from retail shop Class E(a) to a mixed Use consisting of bakery, cafe/restaurant and take away (Sui Generis)..
7. 22/1817/FUL Valid date: 29/09/2022
Greenways Seabrook Road Kings Langley Hertfordshire - Demolition of existing buildings and construction of a detached dwelling with associated access, parking and landscaping..
8. 22/1854/FUL Valid date: 02/11/2022
60 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Demolition of existing conservatory and construction of single storey rear extension..
9. 22/2013/FUL Valid date: 02/11/2022

Planning applications to be considered on 30th November 2022

Appendix B1

11 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Construction of an outbuilding.

10. 22/1995/LBC

Valid date: 26/10/2022

23 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Installation of new internal door and removal of balustrade to internal staircase..

11. 22/2021/CLED

Valid date: 02/11/2022

2 Parkview Bucknalls Close Garston Hertfordshire WD25 9NF - Certificate of Lawfulness Existing Use: Conversion of 9 flats into 18 flats, including accommodation in the roofspace..

12. 22/1993/CLED

Valid date: 01/11/2022

25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Certificate of Lawfulness Existing Use: Installation and replacement of windows to the walls of No 25 High Street.

13. 22/2024/FUL

Valid date: 07/11/2022

12 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Construction of single storey rear extension.

14. 22/1945/FUL

Valid date: 27/10/2022

Land To The East Of Langleybury Lane And Including Langleybury House Estate Langleybury Lane Langleybury Hertfordshire - Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Mansion House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41.

15. 22/1988/FUL

Valid date: 26/10/2022

47-49 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from retail shop Class E(a) to a mixed use consisting of bakery, cafe/restaurant and take away (Sui Generis)..

Road closures and restrictions within the parish:

i. TRO20925 - TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN CHEQUERS LANE, ABBOTS LANGLEY AND PLOUGH LANE, SARRATT

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1. that length of Chequers Lane, Abbots Langley from its junction with A405 St Albans Road north westwards and south westwards to its junction with Woodside Road, a distance of approximately 1309 metres.

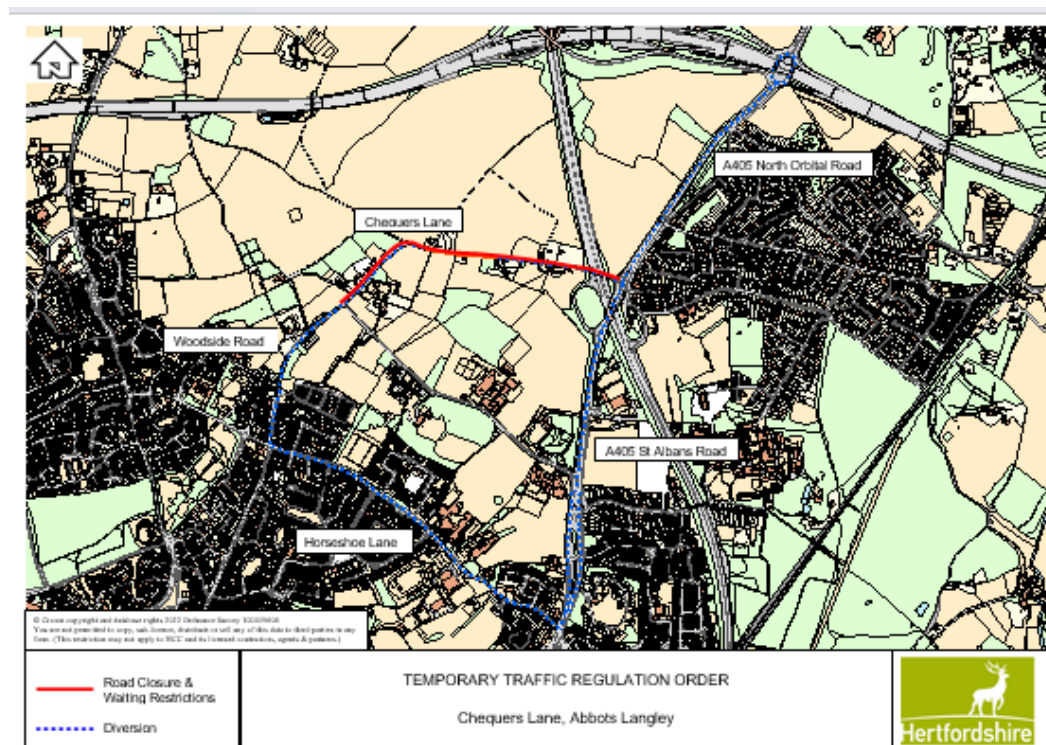
An alternative route will be via A405 North Orbital Road, the M25 (junction 21a) roundabout, A405 (North Orbital Road/St Albans Road), Horseshoe Lane and Woodside Road.

2. that length of Plough Lane, Sarratt from its junction with Red Lion Lane north westwards, south westwards and north westwards to its junction with Dunny Lane, a distance of approximately 1545 metres.

An alternative route will be via Red Lion Lane, The Green and Poles Hill.

The Order is needed because works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 13 December 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Roads.



Road Closures and Restrictions within the Parish
Reported on 30th November 2022

Appendix C1

